

Minutes  
Weare Conservation Commission  
November 12, 2003

In attendance were: Tom Carr, Pat Myers, Andy Fulton, Ellen Dokton, and John Ciampi.

Meeting was called to order at 7:05 PM.

This evening guests include: Bob Baskerville, Jim Coughlin, Brian Holt, Art Siciliano, Audra Klumb, Jennifer McCourt, Kenneth Kozyra, Earl Chase, Jeff Kavan, Bret Merrill, Harry Brown, and Jon Osborn.

**1). James Coughlin** – to apply for a wetland application for his proposed subdivision, tax map 412, lots 186 & 187 on Colby Rd. This subdivision will feature 49 lots. Mr. Coughlin gave an overview of the recent site walk done in conjunction with the WCC and Planning Board. Mr. Coughlin submitted to DES 5 wetland crossings, and he stated that all permits and applications have been completed at this time. The area of wetland impact is 16,895 sq. ft. and is for a standard application. The type of deed restriction(s) placed on the property's designated open space has not been addressed at this time. An easement for a 10' wide tract of land, for easement access, has been delineated on lots # 37 & 38. Mr. Coughlin stated that no wildlife assessment has been done on this property. Pat Myers made motion to approve the wetland permits on this property, as presented to the Commission, and John Ciampi 2<sup>nd</sup>. All voted in favor of approval.

**2). Audra Klumb & Kenneth Kozyra** – of A&D Klumb environmental, submitted an expedited wetland application for access to a U.S. Cellular tower to be constructed off Norris Rd. This project will include an area of 75' x 75' and proposes to impact 840 sq. ft. of wetland. A 12' x 20' prefab equipment building will be located within the compound area. Also, a propane tank and an emergency generator are planned to be installed within the compound. Pat made motion to approve this application and Andy 2<sup>nd</sup>. All voted to approve. Tom Carr signed the permits.

**3). Bob Baskerville** – of Bedford design, and current owner of the former Fish Farm property, is proposing to develop a 30 lot cluster development on tax map 412, lot 197. The total of wetland impact will be <3000 sq. ft. and is for a minor wetland permit. A 24' span proposes to cross Huse Brook, which transmigrates the property before egression into the Piscataquog River. All tests, surveys, and informational gatherings have been completed. A site walk with the Planning Board is scheduled for 8 AM on Nov. 15<sup>th</sup>. Peter Schauer flagged the wetlands. It is presently unclear who would hold the deed to the conservation land, the town or the future subdivision association. The adjacent parcel proposes a subdivision which may be linked by a road to lot 197, exiting on Colby Rd. So far, no wildlife evaluations were conducted on this property. General discussion ensued, including questions and answers. Tom suggested that further consideration of this proposal shall follow the site walk on Sat.

**4). Duck Pond Cluster development** – Brian Holt, site planner for NBAC, discussed recent changes to this proposal to the Commission. This property is located on map 405, lot 62. Individual wells and septic are proposed, and the application is planned for maximum density, being 60 lots on 63 acres. Jeff Kavan did the engineering and site survey on this property. An

area > 93 acres are proposed for conservation space. The problem the Commission has with this project is that the currently designated open space areas may not be sufficient for a wildlife corridor, even considering this revised plan. Mr. Earl Chase, site biologist, presented discussion on the wildlife aspect of this property. Discussion continued, focusing mainly on the problems the Commission has with the layout of the proposed conservation area. Bret Merrill, of the local snowmobile association, presented his hope that his association may retain their trails along a connected corridor on the property. Mr. Holt stated that its possible NBAC could provide a deeded right through the property. Mr. Holt stated that further tweaking will be necessary to ensure final fruition of this proposed subdivision. This evenings' meeting with NBAC was primarily informational because this project is still in the conceptual stage. Pat Myers suggested the Commission have a second site walk. Tom, however, recommended delaying the walk until he has better input on the Planning Board's intentions.

5). **Art Siciliano** – has submitted a minimum expedited wetlands impact permit, on lot 407/155, comprising 75.4 acres, which will eventually consist of 19 units. This site is located on Barlett Rd. and will impact 910 sq. ft. of wetland to install two culverts for a roadway. After some general discussion pertaining to this application, Ellen made motion to approve this permit, and John 2<sup>nd</sup>. All voted in favor to approve.

6). **Jennifer McCourt** – of Keach Nordstrom, Association, Inc., proposes a 16 lot cluster development, less than maximum density, on tax map 402, lots 67.2, & 67.12. This proposal is located on Meadow Dr. off Hatfield Rd. All wetlands on the property have been mapped, and a site specific survey has been completed. This proposal includes 72 acres, of which 46.6 acres is proposed open space and Ken Desjardins is the project developer. The conceptual has already been submitted to Planning. The purpose of this presentation tonight to the Commission is informational. Wells and septic will be located on site. At this juncture, it isn't certain how the open space will be jurisdictionally managed. Tom stated that at this point the Commission is nebulous how to proceed with this issue. He felt that ultimately the best choice would be with land trusts.

7). **Harry Brown** – representing the local ATV club, presented their conceptual to the Commission to explore and eventually delineate riding trails on the Feltch Farm Town Forest property. They have already met with Planning with their proposal. They plan to tie together already existing logging roads with a newly constructed ATV trail. The new trail proposes to be a three mile loop and the average width to be 5.5'. Andy stated that his main concern was the possible destruction to wetlands that have historically been caused by some irresponsible riders. The club's response to this concern was that if riders are given designated areas to ride, historically there has been much less environmental damage. Tom asked the Club if the Town is currently liability protected. Jon Osborn, of the ATV Club, responded that Bob Christianson is researching liability insurance to include all greenways in town. Pat asked the ATV Club how they protect the trails from environmental damage in the early spring ? Jon Osborn replied that the trails are legally closed from April 1 to the third week in May. Harry Brown wanted to emphasize that the majority of riders in their club have family memberships, so there is a greater inclination to ride responsibly Andy urged the group to emphasize education as a prime way of instilling responsible riding. Pat asked if the proposed trails will cross any old logging roads which could futuristically expand the network of trails not currently proposed. The response was that the trails will be monitored; however, there will always be riders who do not adhere to

proper ethics when trail riding. Tom advocated that the Club contact Bobby Reeves, town forest manager, and keep him informed of the group's activities. Tom suggested that the club go ahead and mark out the trail, stay in contact with Mr. Christianson and Mr. Reeve while work is in progress, and the Commission will walk the site when the work is finished.

**8). Minutes October 8, 2003** – John read the draft version of the minutes. Changes proposed included: # 9, James Kidd II, at the end of the section include the wording, *“and it would be reviewed by the Planning Board anyway”*. In section 11, Jean Wood LLA, after the words, *“appraisal amount”*, add the wording, *“She would also like to have a sign erected on site recognizing the Wood family's name as a land donor of this property and to have permanent access for the Wood family”*. In section 17, entitled *“Capital Improvements Project”*, strike the wording *“land use change tax”* and insert *“the proportion of the LUC tax allotted to the Conservation Fund”*. Motion was made to accept the minutes as revised, and all voted in favor to accept.

**9). Rodman and Avangaline Wilson** - submitted a subdivision plan, tax map 411, and lot 157. Purpose of this plan is to show information pertaining to this one lot subdivision, located off Rt. 114, near Gen. Knox Rd. Mike Dallburg delineated the on site wetlands. Note to Planning should read that the person(s) responsible for delineating the wetlands should be included on the set of plans, under what rule and criteria were they delineated, and also the wetlands should be defined as *“poorly drained soil”*, and not as *“poorly drained wetlands”*.

**10). Manifest** – needed to sign in order to withdraw money from the Conservation Fund, to then be placed in the General Fund for expenses incurred from purchase of the Wood property. The expenses were broken down as follows: Foreco, for title search, \$632; Union Leader, Corp., for notice of the public meeting, \$74.50; Heath appraisal services, \$500; Wadleigh, Starr and Peters, to review purchase and sales agreement. Total amount is for \$1247. to be withdrawn from the Conservation Fund and transferred to the General Fund for payment of these receipts. Andy made motion to expend funds from the Conservation Fund and to be placed into the General Fund, and Pat 2<sup>nd</sup>. All voted to accept this motion. Motion carried.

**11). Andy Fulton** – has indicated to the Commission that he would like to generate a warrant article for next years' deliberative session pertaining to making town-wide site specific rare and endangered species information maintained by the New Hampshire Natural Heritage Bureau available to the Weare Conservation Commission and/or the Weare Planning Board upon request.

**12). Motion to Adjourn** – Andy made motion to adjourn and Ellen 2<sup>nd</sup>. With no more business to conduct, all voted in favor of adjournment. Meeting adjourned at 11:10 PM.

Respectfully submitted,

John Ciampi

cc: town clerk  
BOS  
Commission files